

Head of Planning and Environmental Services

Horsham District Council

Park North, North Street

Horsham, West Sussex

RH12 1RL

Tuesday 5th October, 2021

Dear Planning Colleagues,

**DC/21/2161 – Old Clayton Boarding Kennels Storrington Road Washington RH20 4AG**

*Demolition of existing kennels and cattery buildings/structures, and existing dwellings.*

*Erection of a 60-bed care home (Class C2) and 8No. age restricted bungalows (Class C3) with associated access, landscaping and other works (including relocation of existing staddle stone barn).*

Councillors discussed this application at the Washington Parish Council Meeting on 4th October 2021. They noted that two previous applications to develop this site had been rejected (DC/14/0921 and DC/15/1737 - also rejected on appeal in 2016.) A further application in 2020 for bungalows and new access at adjoining land at West Clayton Farm (DC/20/2076) was also refused.

They raised the following concerns about the proposed development:

* It is located in countryside, outside of any defined built-up area boundary, on a site not allocated for development within the emerging Horsham District Planning Framework or the adopted Storrington & Sullington and Washington Neighbourhood Plan.
* The proposals constitute overdevelopment and in an inappropriate location for a rest home; it would also result in overlooking and loss of privacy for the neighbouring properties at Milford Grange.
* It constitutes a risk of “ribbon development” along the A283, diminishing the countryside

between Storrington and Washington. This is contrary to the policies of the Neighbourhood Plan

which seeks to protect these important green spaces.

* The proposed development does not constitute part of the existing development

but is a further and separate isolated development.

* The Grade II Listed Building of Old Clayton House must be protected and under no circumstances

should it be moved from its current location. The proposed re-location would result in

substantial harm, and would not outweigh the great weight to be assigned to the conservation

of a designated heritage asset.

* The proposed 4th entrance/exit in close proximity to 3 others onto a major arterial road,

particularly at peak times, will increase traffic congestion and compromise safety. This will also

further compromise air quality issues in the area.

* The proposal has an adverse impact on the rural environment both in terms of ecology and

views. It would be clearly visible from the South Downs National Park and would be

obtrusive to the neighbouring properties at Milford Grange.

* There is no provision for facilities within the site or its surrounds that will mitigate the impact

on infrastructure that the development will create. This is in terms of health, leisure and

education, and also the significant impact on the drainage system at Milford Grange,

already stretched to capacity.

* Light pollution will be increased in the area which is designated as an Unlit Parish and close to

the SDNPA which has a Dark Skies policy

For the above reasons, it was **RESOLVED** unanimously to make a **STRONG OBJECTION** to the application.

Councillors also request that the application is decided at the Horsham District Council Planning Committee meeting.

Kind regards.



Zoe Savill

Clerk to Washington Parish Council